

AMENDMENTS TO DECLARATIONS OF COVENANTS,  
CONDITIONS AND RESTRICTIONS AFFECTING  
WINDSOR LAKES SUBDIVISION

WHEREAS, certain Declarations of Covenants, Conditions and Restrictions, affecting the property known as Windsor Lakes Subdivision, were recorded on May 24, 1977, at Deed Book 4933, Page 736, in the Office of the Jefferson County Clerk, Kentucky (the "Restrictions"); and,

WHEREAS, in accordance with the provisions of said Restrictions, the Windsor Lakes Association, Inc. (the "Association") has adopted certain amendments to the Restrictions.

NOW, THEREFORE, the Restrictions are amended by deleting the old Section VIII and inserting in its stead this new Section VIII:

Section VIII

1. Sheds, Deck Enclosures and Storage Facilities are permissible but discouraged. In the case one must be built, the Board of Directors must approve all materials, design, and placement before starting. Absolutely, no metal sheds. The maximum size allowed is 12' x 12'. Shed must be no taller than 1 story and a roof no taller than 10' from ground to peak. Shed must have same shingles as house and must coordinate with color of house. Shed must be put on pad or have floor. Shed must be maintained so as not to be an eyesore.

General guidelines for outbuildings are as follows:

- (1) Not visible from street;
- (2) Cannot block anyone's view of lake;
- (3) Must meet all building code restrictions; and
- (4) Must be erected to the rear of the house.

2. Fences. Board of Directors must approve all materials. No pre-fabricated wood stockade fencing allowed. Fencing must be no taller than 6'. Fencing must be built one section at a time. No stockade fences are allowed on any lot that backs up to any lake so as not to block the view of any property owner.

3. Lakes. The lakes are for the enjoyment of all lot owners. Fishing is allowed for all lot owners, but a license is required for all over the age of 16. A parent or

guardian must be present if anyone fishing is younger than 16 years old. Any non-resident wishing to fish must have a valid fishing pass issued by an association member dated for that day only. Passes are good for one day only. State fishing licenses are required by Kentucky.

No boat with an engine or motor is allowed on any lake. If a non-motorized boat is used, it must be removed from the lake. It cannot be left in the lake overnight. No more than three people shall occupy a boat at any one time. All occupants of boats must have Coast Guard approved life preservers worn as State Law requires.

Absolutely nothing is to be dumped into any lake, including leaves, grass, or any material that can harm wildlife or fish or cause any spillway to be stopped up.

Absolutely no swimming allowed at any time on any lake.

Property owners shall not put ducks, geese or any other wild animal on the lakes unless authorized by the Board of Directors.

4. Parking/Vehicles. Parking in common areas is prohibited at all times unless approved in advance by the Board of Directors. Parking on the road on a regular basis is prohibited. Residents parking on the road on a regular basis will be subject to towing.

No vehicle shall be continuously or habitually parked on any street or public right-of-way in Windsor Lakes, it being the intent of Declarant and this Declaration that vehicles be kept in driveways and garages.

No mini-bikes, motorcycles, all-terrain vehicles, or any other motorized vehicles are allowed on any common area for any reason at any time.

Speed limits are to be observed at all times. This is for the safety of all residents, children and visitors.

The members of the Board of Directors of Windsor Lakes Association, Inc. hereby certify that the foregoing amendments were duly adopted by at least a 55% majority vote of the members of the Association, the final votes having been tallied on March 28, 2000. In witness thereof:

  
BRUCE BOARD, Director


  
ED TURNER, Director


  
 TONYIA GRAY, Director

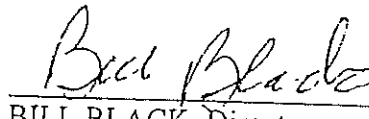
  
 PEGGY SYDORIAK, Director

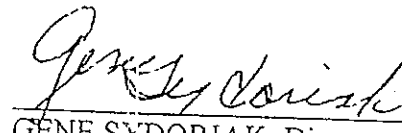
  
 INA BROWN, Director

  
 SHARON BOARD, Director

  
 BONNIE TURNER, Director

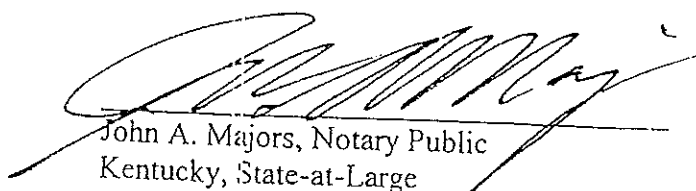
  
 PAM JOHNS, Director

  
 BILL BLACK, Director

  
 GENE SYDORIAK, Director

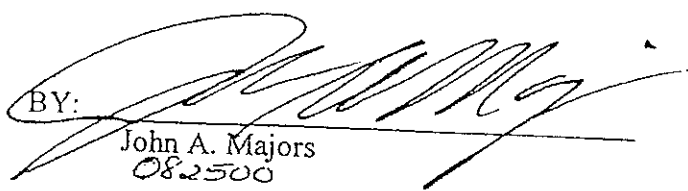
COMMONWEALTH OF KENTUCKY )  
 )SS  
 COUNTY OF JEFFERSON )

I certify that the foregoing instrument was subscribed and acknowledged before me by Bruce Board, Ed Turner, Tonyia Gray, Peggy Sydorak, Ina Brown, Sharon Board, Bonnie Turner, Pam Johns, Bill Black, and Gene Sydorak, as individual members of the Board of Directors of Windsor Lakes Association, Inc., on this 19<sup>th</sup> day of August, 2000.

  
 John A. Majors, Notary Public  
 Kentucky, State-at-Large

Commission Expires: 3/17/04

This instrument prepared by: John A. Majors, Morgan & Pottinger, P.S.C., 601 West Main Street, Louisville, Kentucky 40202; (502) 589-2780.

BY:   
 John A. Majors  
 082500

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 County Clerk: Bobbie Holsclaw-JEFF CO KY  
 Deputy Clerk: TIFSTE